BILL GARRETT, Davidson County
Trans:T20150003965 DEEDWARR
Recvd: 01/16/15 09:22 2 pgs
Fees:13.00 Taxes:688.20
20150116-0004601

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$186,000.00**

Affiant

Subscribed and sworn to before me, this the 14th day of January, 2015

Notary Public

My commission expires: 10/26/2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Phillip E. Duckworth	**Summit Funding, Inc.**	**093-06-0A-012.00-CO**
301 Demonbreun Street #209	**2241 Harvard Street, Suite 200**	
Nashville, TN 37201	**Sacramento, CA 95815**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

AMANDA L. DREWRY, UNMARRIED,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PHILLIP E. DUCKWORTH, A SINGLE MAN,

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 209, on the Horizontal Property Regime for Encore, a Residential Condominium, as recorded in the Master Deed of record in Instrument No. 20080225-0018429 and Master Deed of record in Instrument No. 20080225-0018425 and amended in Instrument No. 20111104-0086473 and Instrument No. 20111215-0097929, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to AMANDA L. DREWRY, by deed from ENCORE PHASE I DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20090902-0082398, dated August 31, 2009, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **301 Demonbreun Street #209, Nashville, TN 37201**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 14th day of January, 2015.

Amanda L Drewry

Amanda L. Drewry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Amanda L. Drewry**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of **January, 2015.**

Notary Public

My Commission Expires: 9/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY